



LAKE COUNTY
FLORIDA

June 16, 2014

Mrs. Gussie Saieva
35145 Marshall Rd
Eustis, FL 32736

Re: Follow up on June 11, 2014 Site Meeting- Drainage Concerns; 35145 Marshall Road


Dear Mrs. Saieva:

I appreciate the opportunity to have met with you at your residence earlier last week to discuss your drainage concerns. Per our discussion, please find attached documents which demonstrate a historic water flow pattern across your property toward a much larger Lake Lincoln than that recently experienced. Also included are Saint Johns Water Management District compliance letters regarding the automotive repair shop and Pebble Creek development for which you expressed concern.

I understand your frustration with the situation noting your frame of reference of the last 15 years with no runoff issues at your property. Unfortunately, as seen in the attached documents, there is clearly a longer term historic drainage pattern of water flow from south of your property near State Road 44 northward across your property to the Lake Lincoln basin.

Also as we discussed, there appears to be an opportunity for you to address the runoff crossing your property by constructing a system of swales to channel the water around your house. As I pointed out in my visit, there are portions of your rear yard which are higher in elevation than your patio which serve to direct runoff toward your house instead of away from it. Since 2007 the County requires and inspects new single family homes for these swales under our Code by what is known as "Lot Grading". While your home would be exempt from inspection due to acreage size, the same principle would apply in that positive drainage away from your home must be provided. You may wish to consult a civil engineer or landscape architect for guidance on developing a drainage plan to retrofit on your property.

Sincerely,


Nicholas M. Mcray, CFM
Stormwater Project Manager

Enclosures: 1947 & 1958 Aerials of Lake Lincoln area
1954 Department of Transportation Right of Way Map- SR44
1966 Excerpt USGS Map- Lake Lincoln Area
SJRWMD Letter- Harthman Automotive Repair
SJRWMD Letter- Pebble Creek Development
Contour Map of Lake Lincoln Area

cc: Drainage Complaint File

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION
437 ARDICE AVE. ♦ EUSTIS, FL 32726 ♦ P 352.483.9080 ♦ F 352.483.9082
Board of County Commissioners • www.lakecountyfl.gov

LAKE COUNTY PROPERTY APPRAISER



- [MAIN](#)
- [EXEMPTIONS](#)
- [REPORT FRAUD](#)
- [PROPERTY SEARCH](#)
- [MAP SEARCH](#)
- [SALES SEARCH](#)
- [TAX ESTIMATOR](#)
- [TAX & MILLAGE DATA](#)
- [FORMS](#)
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Property Record Card

- [General Information](#)
- [Land Data](#)
- [Residential Buildings](#)
- [Misc. Improvements](#)
- [Sales History](#)
- [Value](#)
- [Map of Property](#)
- [Tax](#)
- [TRIM Notice](#)

General Information

Alternate Key:	1123232	Parcel:	05-19-27-000400000500
Owner Name:	SAIEVA GUSSIE	Millage:	0002 (Unincorporated) : 14.8805
Owner Address:	35145 MARSHALL RD EUSTIS, FL 32736	Property Location:	35145 MARSHALL RD EUSTIS FL 32736
Legal Description:	SE 1/4 OF SE 1/4--LESS S 765 FT-- ORB 1555 PG 1699		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Just Value
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0		15	AC		\$5,250.00	\$18,750.00
2	AGRICULTURAL HOMESITE (5000)	0	0		1.82	AC		\$30,940.00	\$30,940.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$171,390.00						
Summary								
Year Built: 2001	Total Living Area: 2634	Central A/C: Yes	Attached Garage: Yes					
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0					
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	2634	N	0%	0%	■
2	GARAGE (GCF)	Stucco/Brick (003)	1	506	N	0%	0%	■
3	OPEN PORCH (OPF)	No Wall Type (000)	1	112	N	0%	0%	■
4	OPEN PORCH (OPF)	No Wall Type (000)	1	568	N	0%	0%	■



Our Offices

Main Office
320 W. Main Street
Tavares, FL 32778-3814
(352) 253-2150
(Fax 253-2155)

Lady Lake
902 Avenida Central
The Villages, FL 32159
(352) 750-4545
(Fax 750-2796)

EUSTIS

Gussie Saieva
35145 Marshall Rd.,
Eustis, Fl. 32736
Alt Key Number 1123232
1947 Aerials.

Alt Key 3870977

Alt Key 1125472
35526 ESTES
LOT

Alt Key 2810017

FOX RUN
MEADOW
35436 HIGHLAND
LOT
35706 HIGHLAND
LOT

LAKE LINCOLN

LAKE LINCOLN

Alt Key 1123258

KINGS

Alt Key 1061512

Alt Key 1040175

Alt Key 3833825

Alt Key 1442826

35431 MARSHALL
LOT

Alt Key 1117925

S4 T19S R27E

Alt Key 1123241

12069C0357E

S5 T19S R27E

Alt Key 1123267

35145 MARSHALL
LOT

Alt Key 1123232

12069C0380E

MARSHALL

1001533000

LAKE SWATARA

19246 MEADOW
LOT

35244 ESTES
LOT

35200 ESTES
LOT

Alt Key 1691818

Alt Key 1691826

Alt Key 1099005

19621 LAKE LINCOLN
LOT

19635 LAKE LINCOLN
LOT

Alt Key 3744608

Alt Key 3771670

Alt Key 3695798

LAKE LINCOLN

34934 MARSHALL
LOT

BATES

ESTES

19010 BATES
LOT

19136 BATES
LOT

Alt Key 1123542

S8 T19S R27E

19801 LOOKOUT
LOT

19907 LOOKOUT
LOT

19933 LOOKOUT
LOT

34900 MARSHALL
LOT

S9 T19S R27E

LOOKOUT

BLUE LAKE

EUSTIS

Gussie Saieva
35145 Marshall Rd.,
Eustis, Fl. 32736
Alt Key Number 1123232
1958 Aerials

Alt Key 3870977

Alt Key 1125472
35526 ESTES
LOT

Alt Key 1123259

Alt Key 1061512

Alt Key 1040175

Alt Key 2810017

35436 HIGHLAND
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LAKE LINCOLN

Alt Key 3695798

BATES

ESTES

MARSHALL

KINGS

19010 BATES
LOT

1910 BATES
LOT

S8 T19S R27E

19933 LOOK
LOT

18944 BATES
LOT

34841 ESTES
LOT

Alt Key 1123542

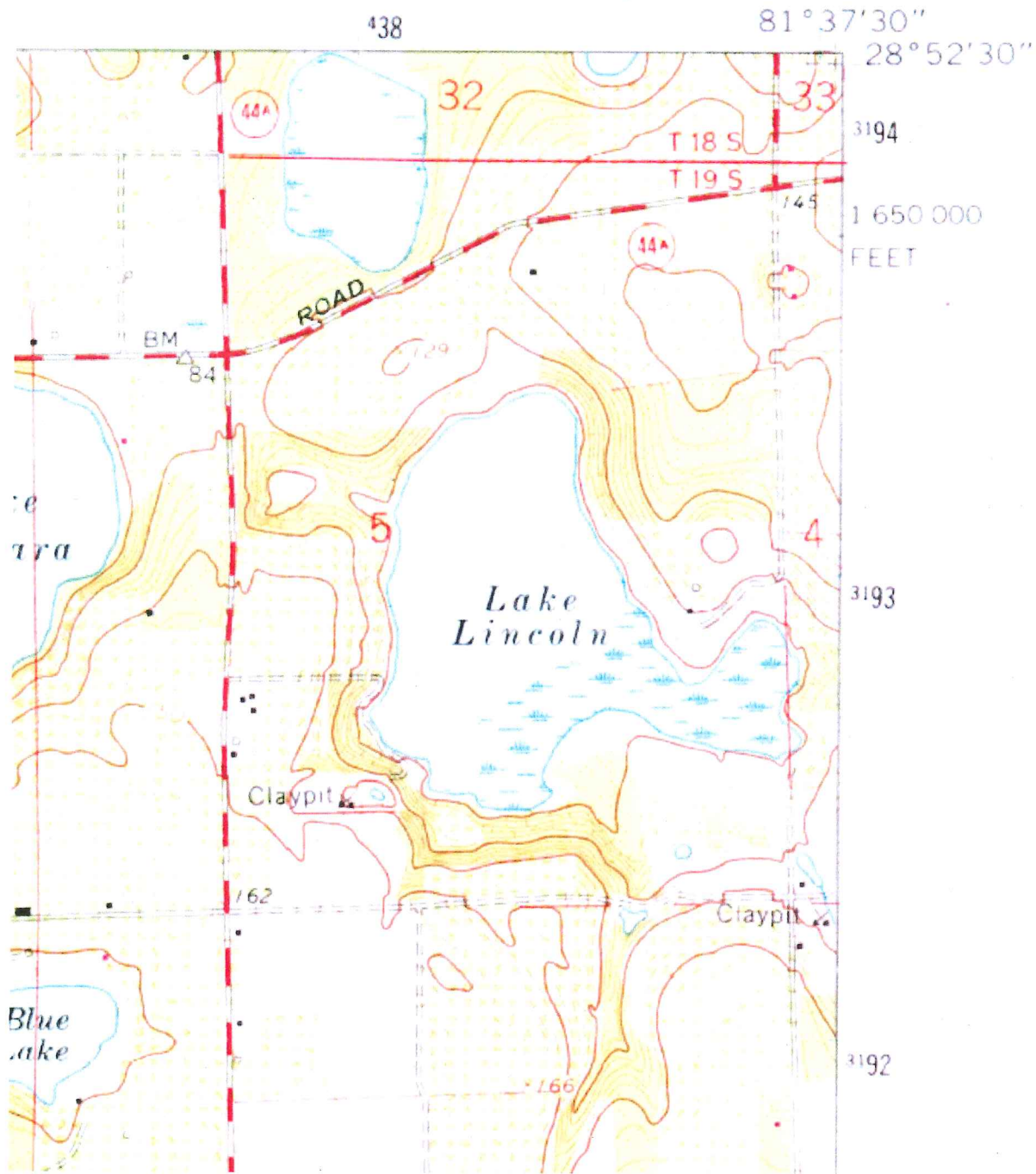
19801 LOOKOUT
LOT

LOOKOUT

34900 MA
LOT

EUSTIS QUADRANGLE
FLORIDA
7.5 MINUTE SERIES (TOPOGRAPHIC)

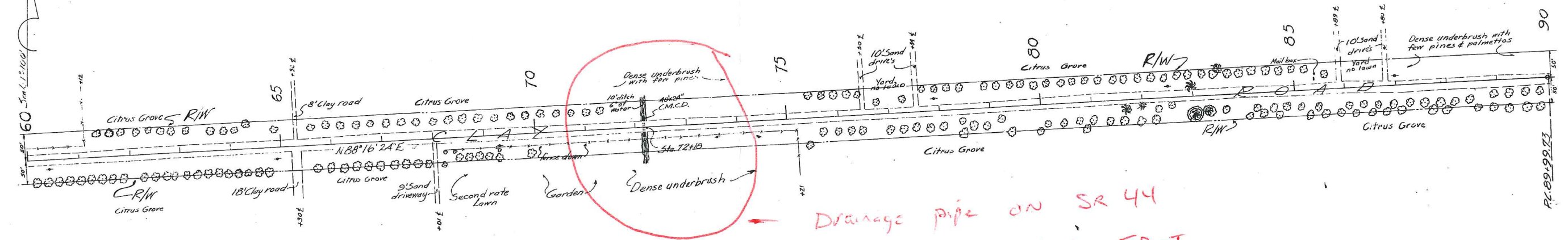
4641 1 NE
(PAISLEY)



Excerpt- 1966 US Geological Survey Map

FED. ROAD DIV. No.	STATE	SEC. AND JOB No.	FISCAL YEAR	SHEET No.	TOTAL SHEETS
3	FLA.	1100	'54	3	7

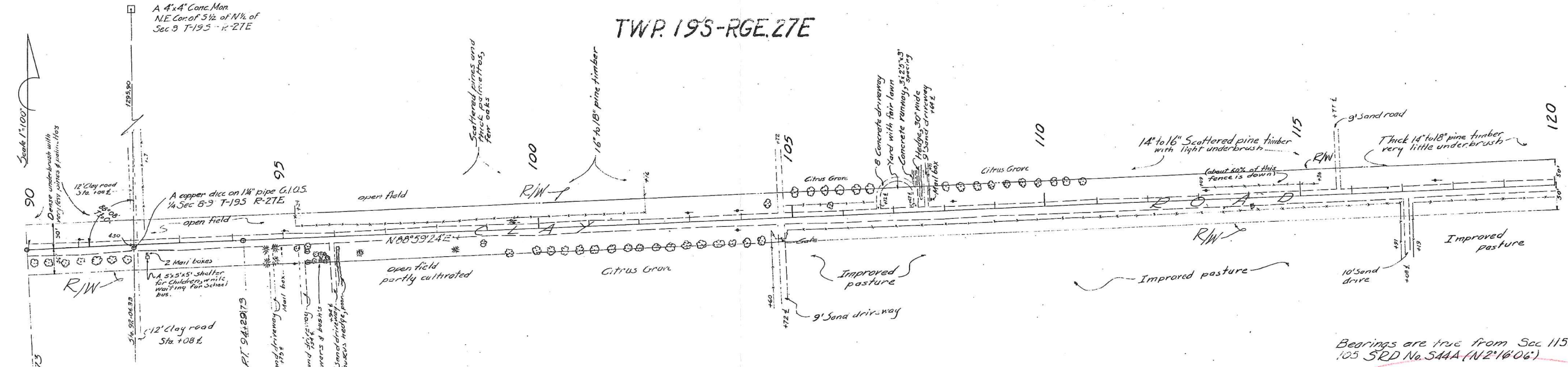
TWP 19S-RGE 27E



Drainage pipe on SR 44
 per 1954 FDOT
 Right-of-way map.

Department of Transportation
 Leesburg office
 352-315-3100

TWP 19S-RGE 27E



PI = 92+4.76
 A = 0°43'00" RI
 D = 0°14'00"
 T = 215.03'
 L = 430.00'
 R = 34,377.5'

Bearings are true from Sec 1154 -
 105 SRD No. 544A (N2°16'06")

STATE OF FLORIDA STATE ROAD DEPARTMENT	
RIGHT OF WAY MAP	
SECTION No. 115B-150	
ROAD No. 5-44-A LAKE COUNTY	
SCALE 1" = 100'	APPROVED BY
DRAWN OEG-AFW	 DIRECT ENGINEER
TRACED AFW	
INDEXED	 STATE HIGHWAY ENGINEER
REVISED	

Notebook No. 257769-257303-257309



St. Johns River Water Management District

Hans G. Tanzler III, Executive Director • David Dewey, Maitland Service Center Director

601 South Lake Destiny Road, Suite 200 • Maitland, FL 32751 • (407) 659-4800
On the Internet at floridaswater.com.

October 10, 2013

Albert E. Harthman
32446 Scenic Hills Dr.
Mount Dora, FL 32757

RE: Harthman Automotive Repair
Permit No. 42-069-122817-1
Item No. 1173657

Dear Mr. Harthman:

The St. Johns River Water Management District received the As-Built Certification (Form EN-45) from your engineer on August 15, 2012, certifying that all components of the stormwater management system have been built substantially in accordance with the approved plans and specifications. An inspection of the system was conducted on September 27, 2013. District staff found no substantial deviations from the plans and specifications of the permit.


We conclude that the stormwater management system is complete and currently in the operational phase. Please remember that this letter of conformance applies only to the requirements of the District and does not apply to the permit requirements of other agencies.

Thank you for your cooperation with the District's Environmental Resource Compliance program. If you should have questions or require additional information, please contact me at (407) 659-4871 or sjoiner@sjrwmd.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Joiner'.

Sandra J. Joiner, P.E.
Senior Professional Engineer

CC: Susan Davis, William Carlie 

Charles C. Hiott, P.E., Booth, Ern, Straughan & Hiott, Inc.
350 North Sinclair Ave., Tavares FL 32778

GOVERNING BOARD

Lad Daniels, CHAIRMAN JACKSONVILLE	John A. Miklos, VICE CHAIRMAN ORLANDO	Douglas C. Bournique, SECRETARY VERO BEACH	Maryam H. Ghyabi, TREASURER ORMOND BEACH	
Douglas Burnett ST. AUGUSTINE	Chuck Drake ORLANDO	George W. Robbins JACKSONVILLE	Fred N. Roberts, Jr. OCALA	W. Leonard Wood FERNANDINA BEACH



St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director
David Dewey, Altamonte Springs Service Center Director

975 Keller Road • Altamonte Springs, FL 32714-1618 • (407) 659-4800
On the Internet at www.sjrwmd.com.

March 5, 2008

Mr. James Hannon
Pebble Creek, LLC
1110 A1A
Satellite Beach, Florida, 32937

RE: Completion of Project
Pebble Creek Subdivision, Permit Number 40-069-56393-2
Compliance Item 891485

Dear Mr. Hannon:

The District received your letter of March 3, 2008. I inspected the project with your agent on February 26, 2008. I observed that the project has been largely constructed, specifically that the proposed roadway impervious surfaces, curb and inlet collection system and stormwater ponds have been constructed. This permit expired on July 7, 2007. I understand that you propose to place finish asphalt pavement on the streets and complete sodding or seed and mulch of the stormwater management ponds within the next 60 to 90 days.

The proposed construction is consistent with the specification adopted under this permit. As the impervious surfaces, collection system and stormwater management facilities were constructed prior to the expiration date of this permit, the proposed work to finish the project does not require further authorization from the District. **Therefore, no Environmental Resource Permit is required prior to construction.**

Please be aware that the permit determination made in this letter is based on the information that you provided and as described herein. If the description of the proposed activities is incorrect, or if any of the facts change, or if the District's permitting thresholds change in the future, it is recommended that you contact District staff to assure compliance with District permit requirements.

This letter applies only to the permit requirements of St. Johns River Water Management District and does not relieve you of meeting the permit requirements of local, county, or other legally constituted authorities.

Thank you for your cooperation with our permit compliance program. If you have questions about the above information, please contact me at (407/659-4833).

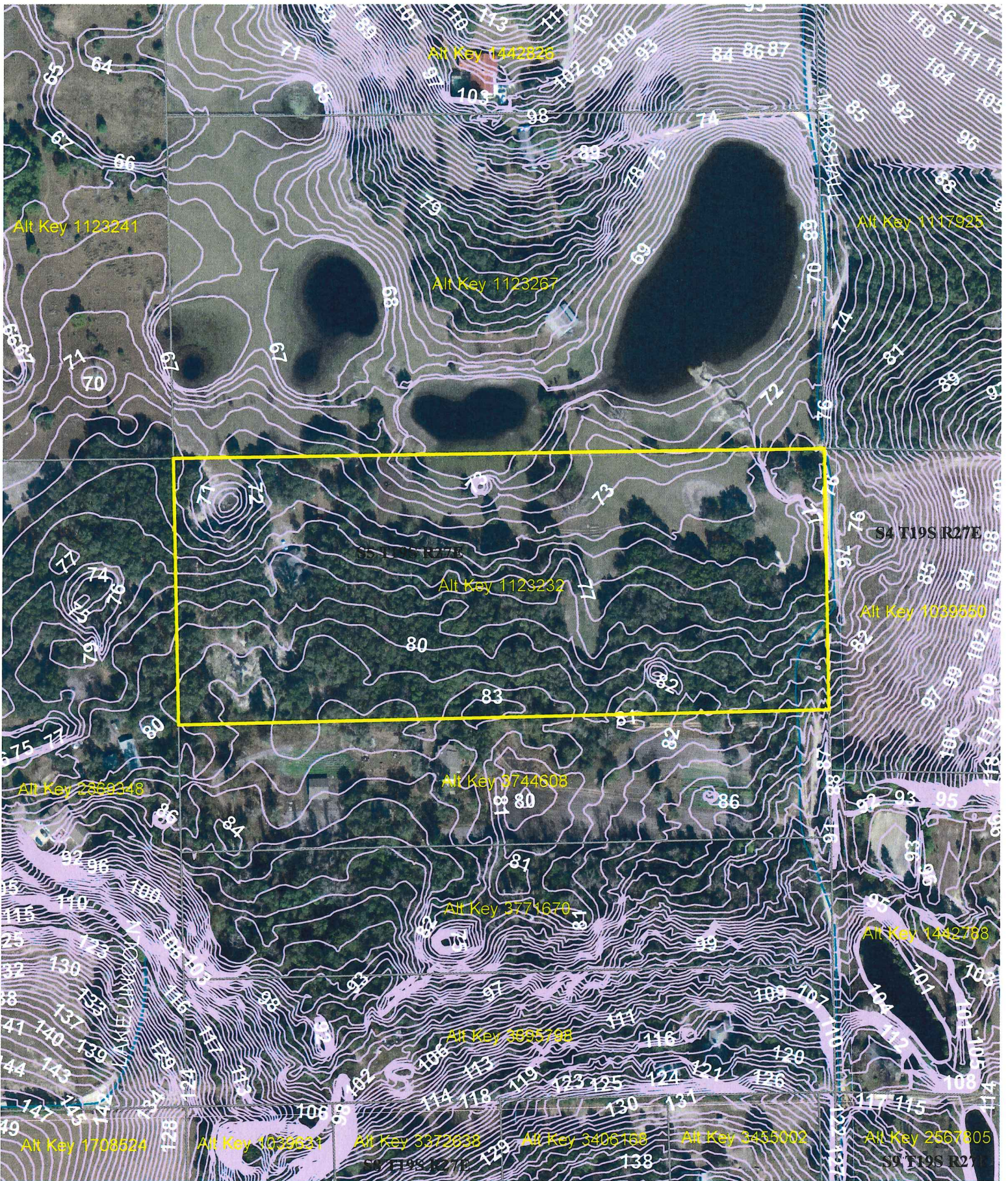
Sincerely,

William E. Carlie Jr., Compliance Manager
Division of Environmental Resource Compliance

cc: Dillon Reeves, PDS/PDL

GOVERNING BOARD

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Michael Ertel OVIDO	Hersey "Herky" Huffman ENTERPRISE	Arlen N. Jumper FORT McCOY	William W. Kerr MELBOURNE BEACH
			W. Leonard Wood FERNANDINA BEACH



Legend Date: 6/12/2014

Flood Zone 2012

FLOODZONE

AE

Floodway

X Shaded

Contour

metri:LIBRARIANAERALS_2009

0 0.005 0.01 0.02 Miles



LAKE COUNTY
FLORIDA

Alt Key 1123232
35145 Marshall Rd.
Eustis, FL 32736
Saieva Property